



FOR LEASE

COMMERCIAL UNIT | 1,680 SF

ROVE

1082 MARINE DRIVE
NORTH VANCOUVER

SITINGS REALTY LTD.
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PROJECT SUMMARY

A mixed-use development comprising 35 multi-family units and approximately 7,000 SF of ground floor commercial space.

The site occupies a key location on the Marine Drive Commercial Corridor:

- ✚ One of the most prominent retail commercial corridors on the North Shore, currently densifying with residential development.
- ✚ Close proximity to Capilano Mall (anchored by Walmart) and Pemberton Plaza (anchored by Save-On-Foods).
- ✚ Serviced by Translink's B-Line - a high capacity express bus service.
- ✚ Units are easily accessible



DETAILS

- ✦ Size: 1,680 SF
- ✦ Base Rent: Please Contact Listing Agent
- ✦ Additional Rent: \$19.51 PSF (2026 est.)
- ✦ Unit Parking: 1 assigned stall in the sub-surface parking area (EV Potential)
- ✦ Visitor Parking: 12 surface parking stalls, allocated as follows: 4 stalls for the commercial units (1 per unit), 3 stalls for commercial customer parking, 4 stalls for residential visitors, and 1 “car-share” stall.
- ✦ Occupancy: Immediately
- ✦ Loading: Grade level loading facility at the breezeway
- ✦ Zoning: C9 - Marine Drive Commercial, with a focus on commercial uses.

AREA TENANTS



DEMOGRAPHICS

	3MIN	5MIN	10MIN
2025 Population	9,826	40,277	161,539
2030 Populations Projections	10,724	43,282	168,549
2025 Daytime Population	12,995	45,557	154,988
2025 Average HH Income	\$164,413	\$141,424	\$174,290

CONTACT

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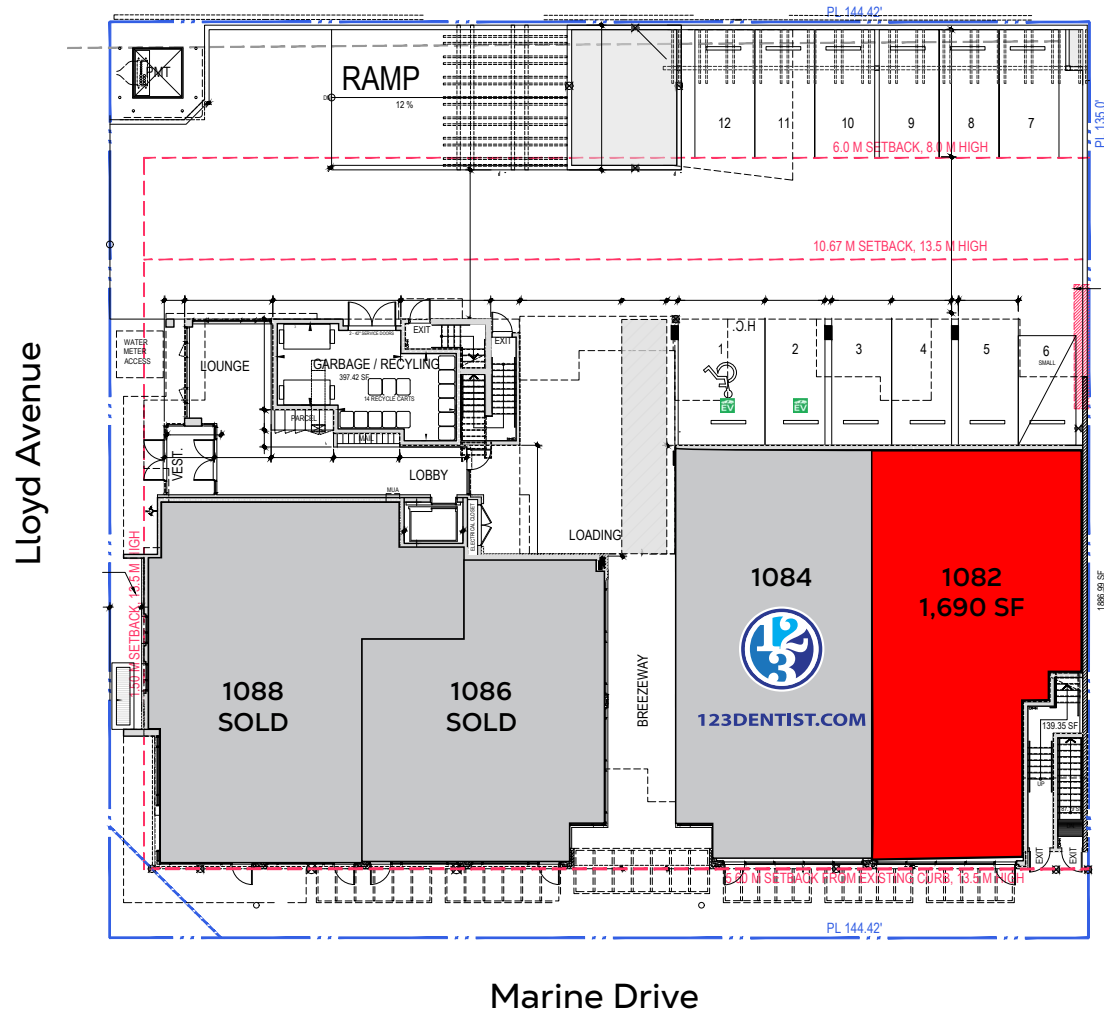
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FLOOR PLAN

1082 MARINE DRIVE
North Vancouver, BC



PHOTOS



AERIAL

